



North Park Community Plan Update  
North Park Planning Committee Meeting  
September 18, 2012



Development Services Department

# Existing Project Densities

Constructed or Approved Within the Uptown Community

The following slides depict development projects within the community and their associated residential densities.

## DENSITY

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

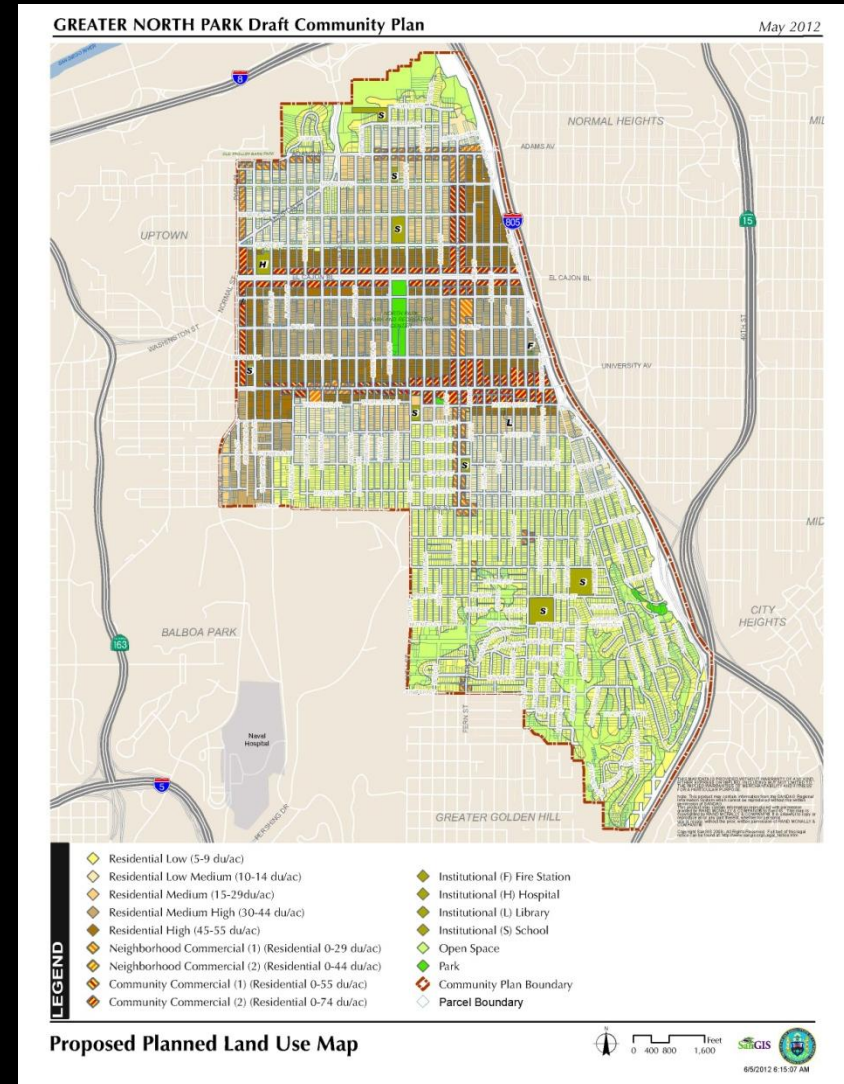
$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, building height, setbacks, design guidelines, etc. are other factors that will influence how a development project will look.

# Proposed Land Use Density Ranges

Residential Low	(5 - 9 du/ac)
Residential Low Medium	(10 - 14 du/ac)
Residential Medium	(15 - 29 du/ac)
Residential Medium High	(30 - 44 du/ac)
Residential High	(45- 55 du/ac)
Neighborhood Commercial	(0 - 29 du/ac)
Neighborhood Commercial	(0 - 44 du/ac)
Neighborhood Commercial	(0 - 55 du/ac)
Neighborhood Commercial	(0 - 74 du/ac)

**Note:** These are the land use designations proposed for the DRAFT Proposed Land Use Map for the North Park Community Plan Update. Additional density bonuses could still be considered for development projects that include such amenities as public plazas, pocket parks, and other public amenities.







Casa Verde (approved)

**6 DU/AC**

15 dwelling units

2.6 acres

3-4 stories



Front view



Rear view

2941 Boundary Street 2 dwelling units

**9 DU/AC**

0.23 acres

1-2 stories



2852 Copley Avenue

**13 DU/AC**

3 dwelling units

0.23 acres

2 stories



3148 Vancouver Avenue

**14 DU/AC**

1 dwelling units

0.07 acres

1 stories





2418 Polk Avenue

**29 DU/AC**

2 dwelling units

0.07 acres

2 stories



Adams Avenue II

**29 DU/AC**

6 dwelling units

0.21 acres

3 stories



3040 Adams Avenue

**39 DU/AC**

7 dwelling units

0.18 acres

3 stories



4380 Arizona Street

**44 DU/AC**

7 dwelling units

0.16 acres

2 stories





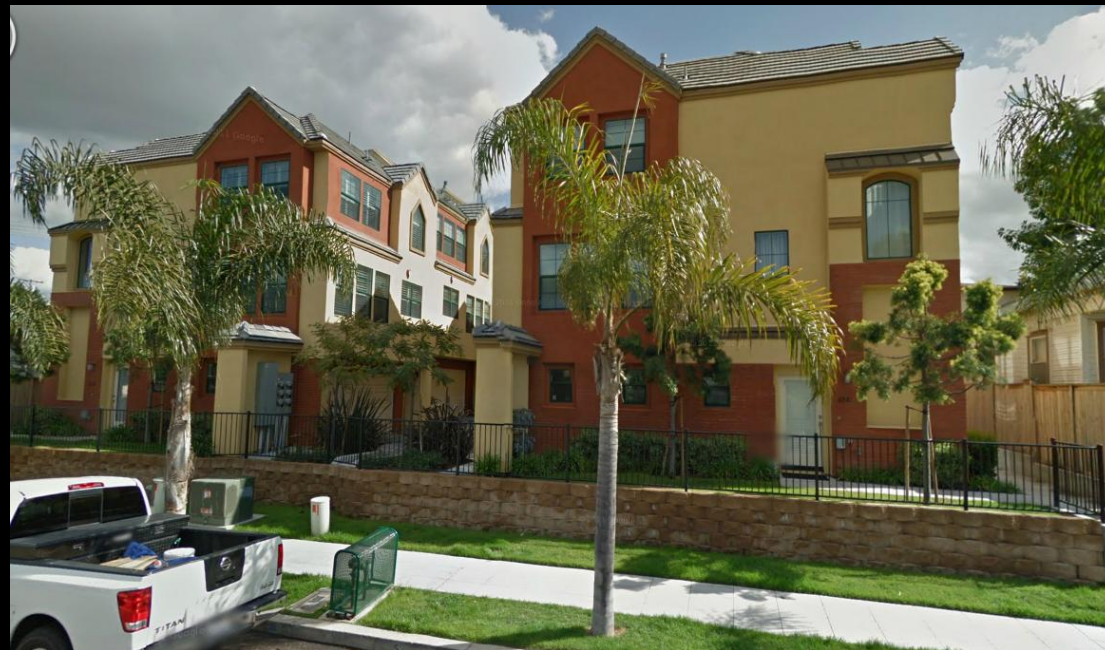
## Hamilton Street Condos

**33 DU/AC**

16 dwelling units

0.48 acres

3 stories



## Alabama Street Condos

**38 DU/AC**

12 dwelling units

0.32 acres

3 stories





Renaissance

54 DU/AC

134 dwelling units

2.5 acres

3-4 stories



Centre Street Lofts

**55 DU/AC**

22 dwelling units

0.40 acres

3 stories



Cairo

**58 DU/AC**

18 dwelling units

0.31 acres

4 stories





Kalos (formerly Florida Street Condos)

**68 DU/AC**

82 dwelling units

1.21 acres

2-3 stories



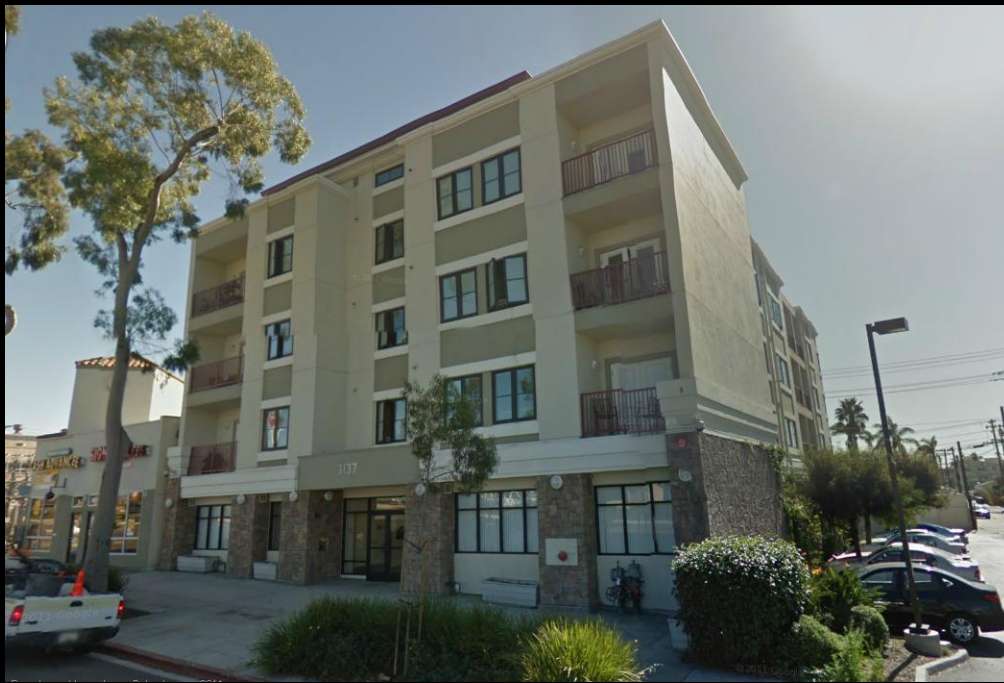
Deca

**73 DU/AC**

37 dwelling units

0.51 acres

6 stories



The Boulevard Apartments  
(Affordable)

**100 DU/AC**

24 dwelling units

0.24 acres

4 stories



The Egyptian

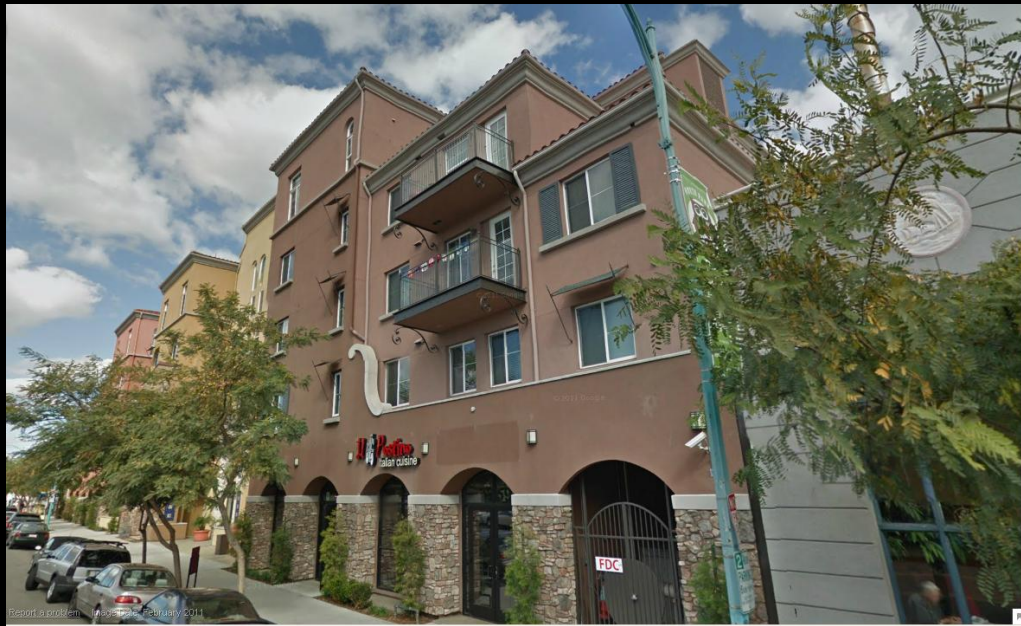
**100 DU/AC**

80 dwelling units

0.80 acres

6 stories





Le Boheme

**110 DU/AC**

224 dwelling units

2.04 acres

3-5 stories



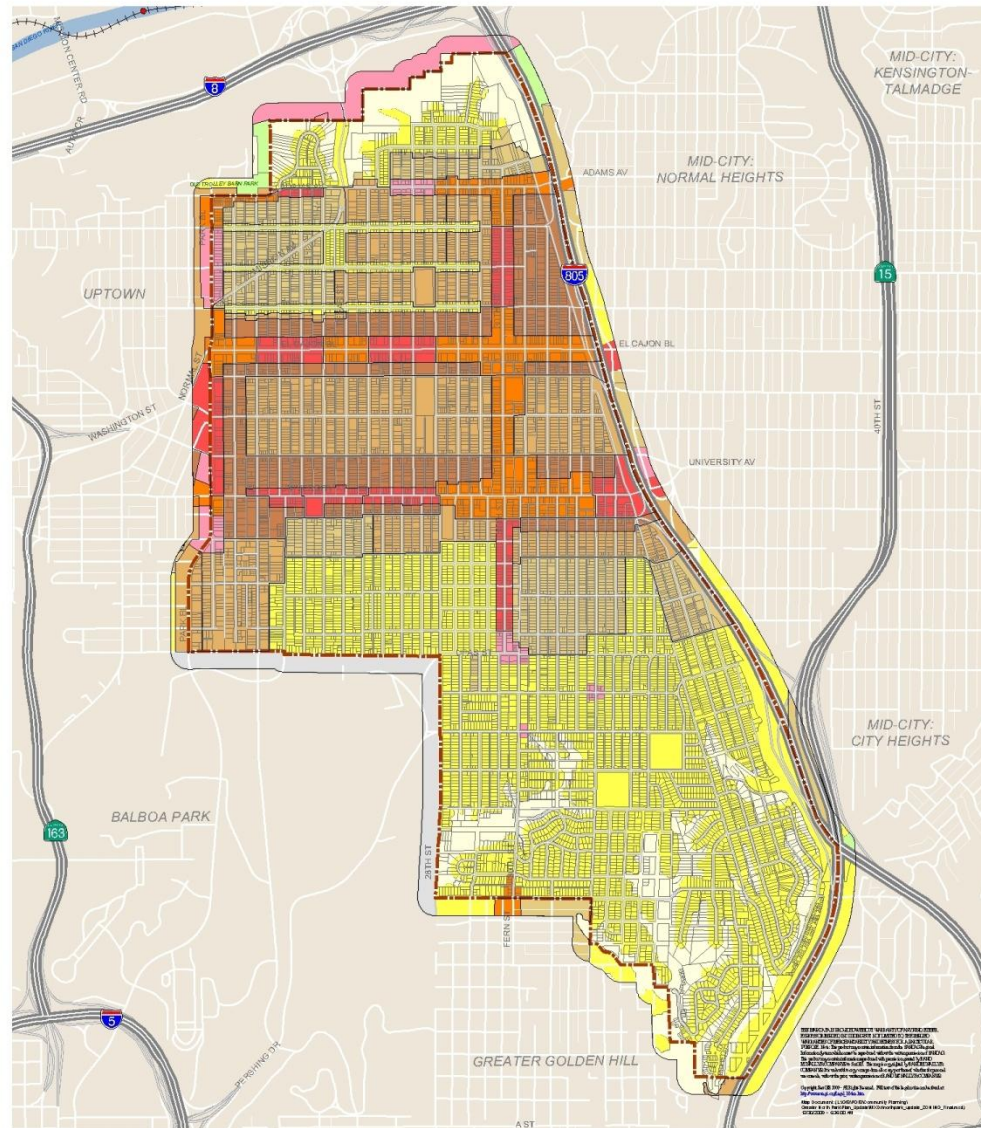
The Boulevard

**114 DU/AC**

175 dwelling units

1.54 acres

5 stories



# North Park Existing Building Heights

**Note:** While zoning may allow for tall building heights or no building height limit at all, other factors such as parking requirements, lot size, Floor Area Ratio, and market conditions could determine how high a building actually could be.



# Adams Avenue, Park Boulevard, and 30<sup>th</sup> Street Commercial Areas

CL-5  
30 feet

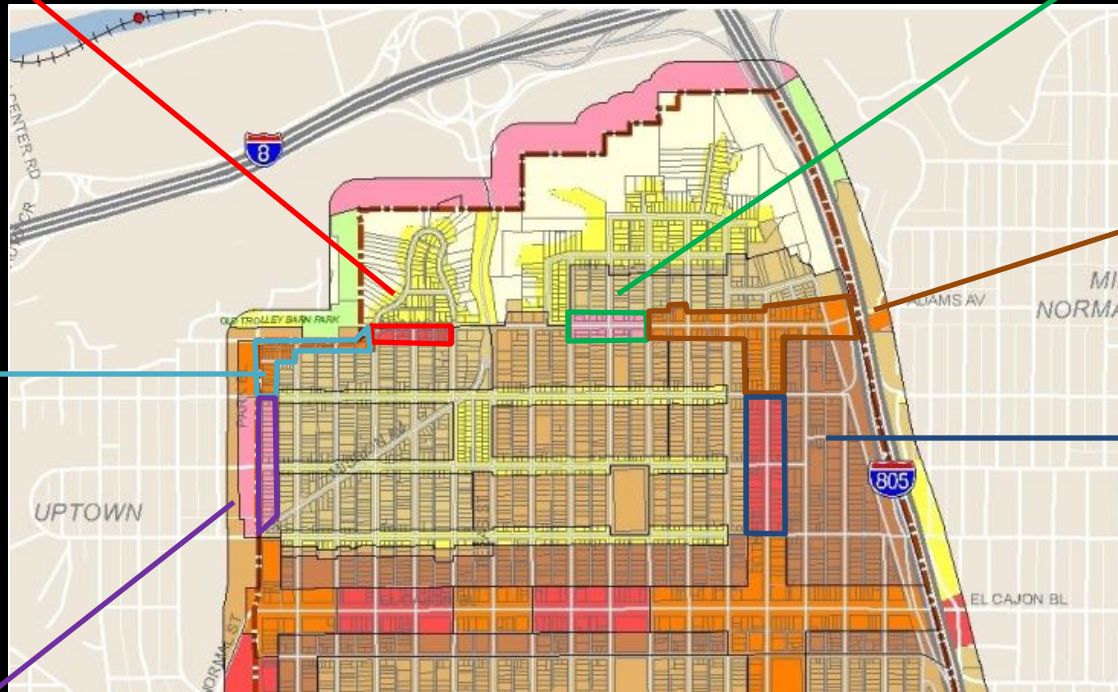
CV-3  
40/50 feet

CN-3  
No Limit

CN-3  
No Limit

CL-2  
40/50 feet

CV-3  
40/50 feet



# Adams Avenue, Park Boulevard, and 30<sup>th</sup> Street Residential Areas

RS-1-7  
24/30 feet

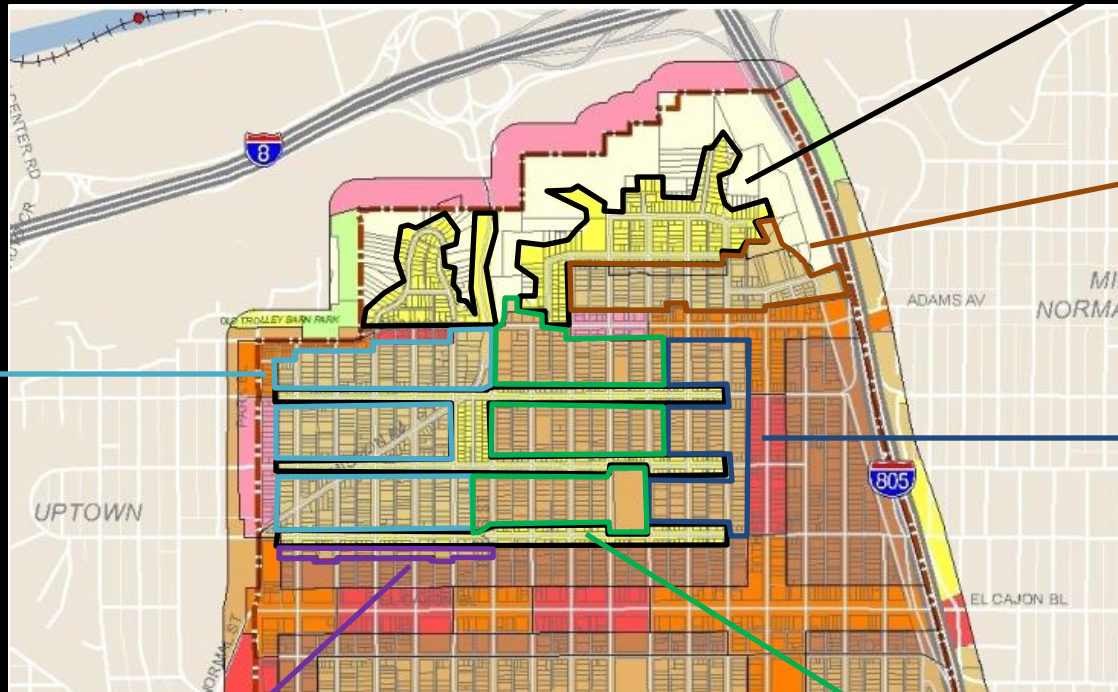
MR-3000  
30 feet

MR-1500  
30 feet

MR-1750  
30 feet

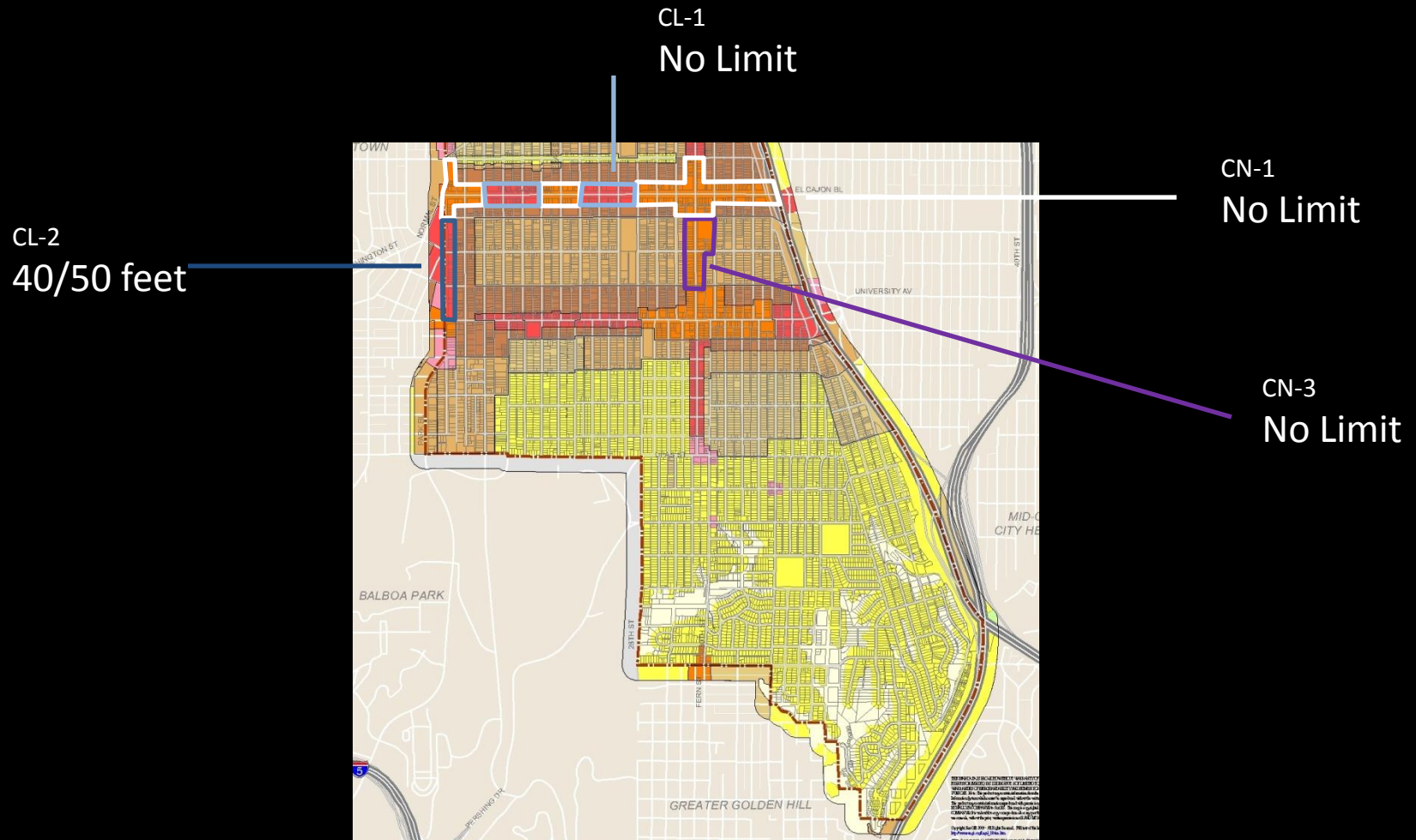
MR-1000  
40/50 feet

MR-2500  
30 feet

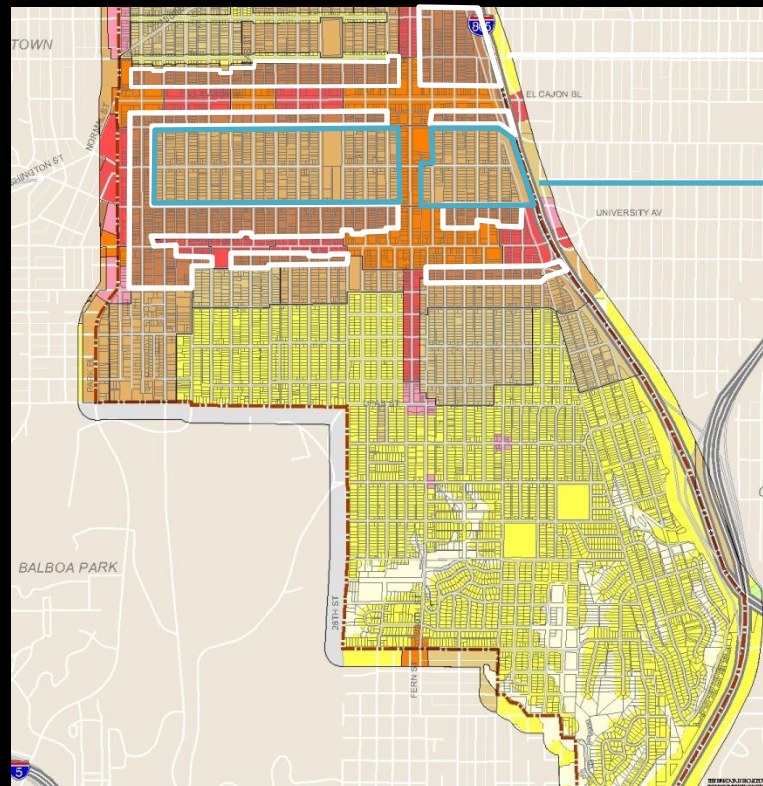




# El Cajon Boulevard, Park Boulevard, and 30<sup>th</sup> Street Commercial Areas



# El Cajon Boulevard, Park Boulevard, and 30<sup>th</sup> Street Residential Areas



MR-800B

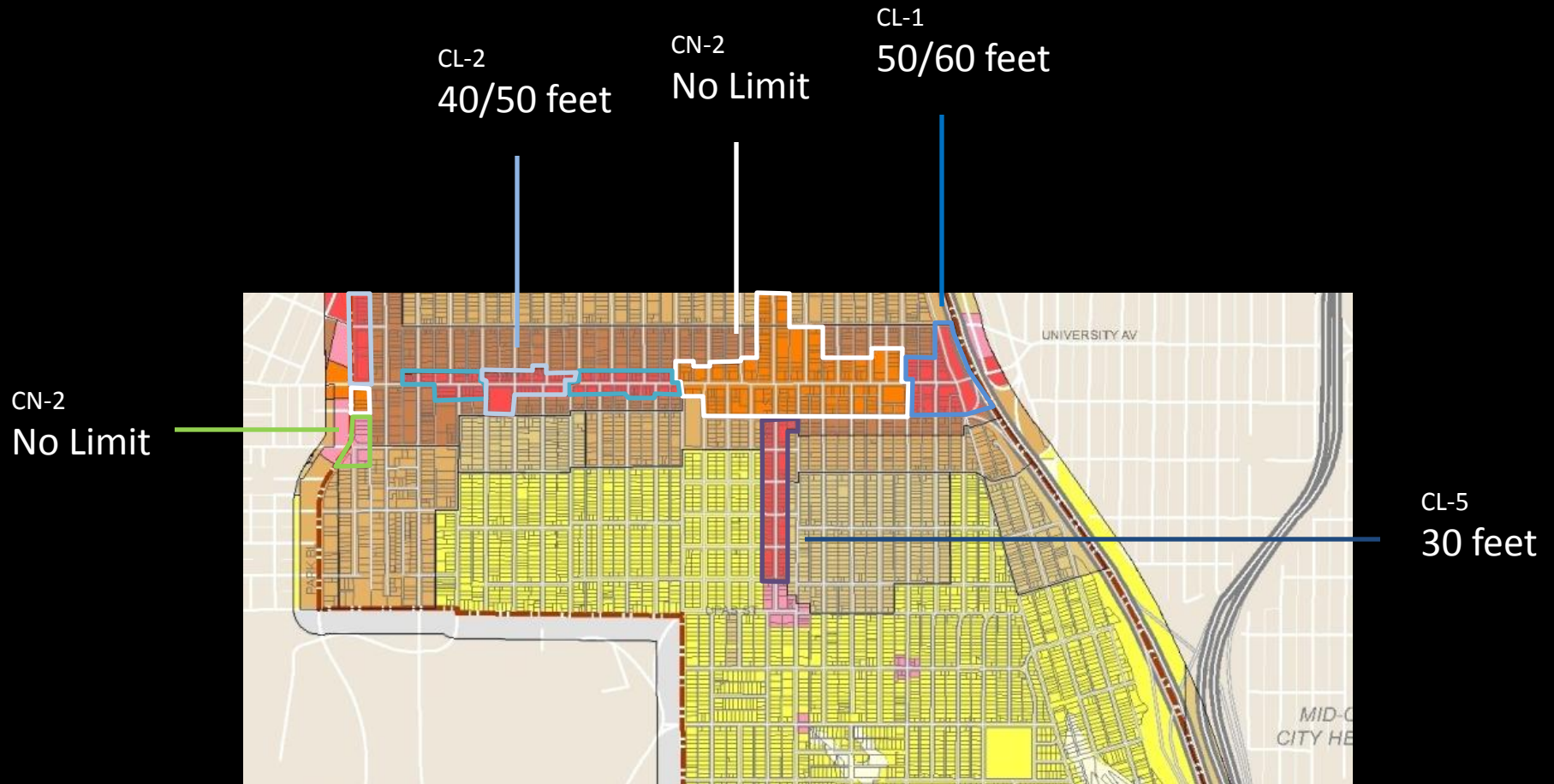
50/60 feet

MR-1250B

40/50 feet



# University Avenue, Park Boulevard, and 30<sup>th</sup> Street Commercial Areas

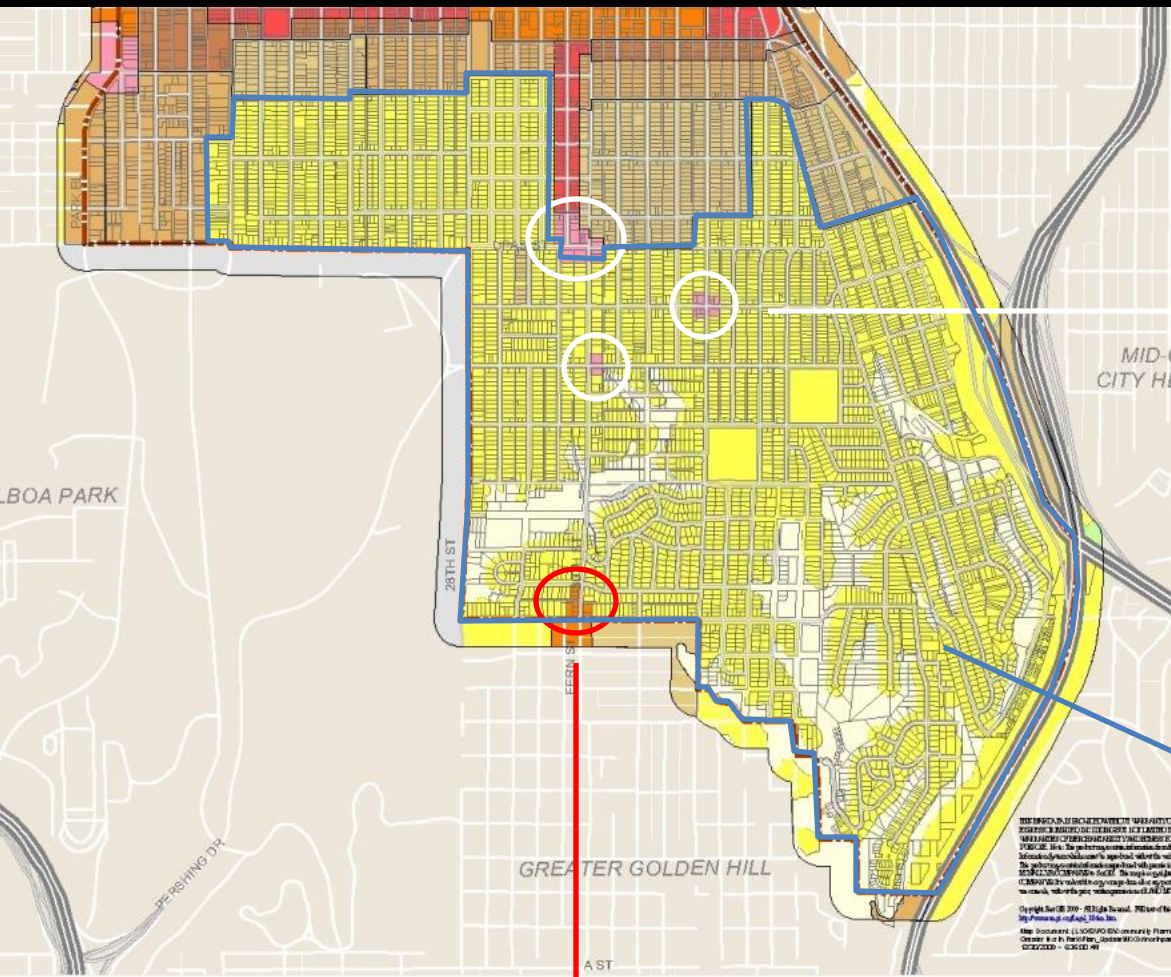


# University Avenue, Park Boulevard, and 30<sup>th</sup> Street Residential Areas





# Southern Commercial Nodes and Residential Areas

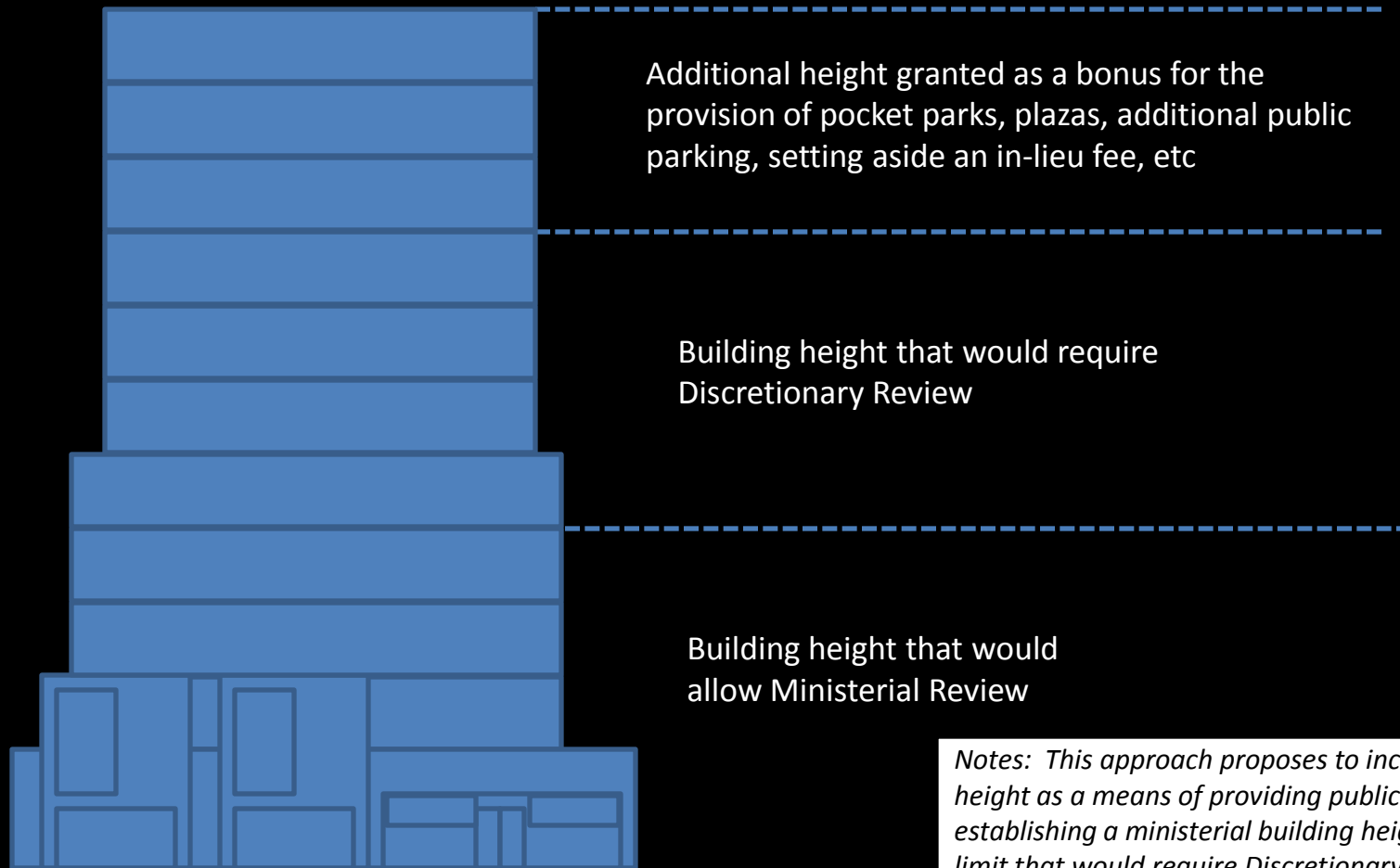


CN-1-2  
30 feet

RS-1-7  
24/30 feet

CC-3-5  
100 feet

# Building Height Considerations



*Notes: This approach proposes to incentivize building height as a means of providing public amenities by first establishing a ministerial building height limit, a higher limit that would require Discretionary Review, and a bonus height. Uptown Planners Presentation 9/4/12*



# “Contextual Planning”

- Taking into account the characteristics that form the setting of a neighborhood, community, or particular location such as:
  - Block patterns
  - Circulation
  - Pedestrian experience
  - Bulk/Scale of buildings
  - Architectural elements and site design
  - landscaping
  - Existing residential densities